



The Lyle Company
3140 Gold Camp Drive #30
Rancho Cordova, CA 95670
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**An Authorized Vendor of
Crown Castle**



Crown Castle
1220 Augusta Drive #500
Houston, TX 77057

November 25, 2015

*Willard City Corporation
Teri Fellenz, City Recorder
80 W. 50 S.
Willard, UT 84340*

**RE: Business Unit #829092
Site Name: SL01047B**

Dear Teri:

Thank you for speaking with me in regards to the lease on your property. As we discussed, Crown Castle proposes to acquire the telecommunications lease on your property through the purchase of a 100 year easement similar to those used by public utility companies. The easement does not require a deed or title transfer, and is exclusive to the communications facility.

Two primary payment options are available to you: a "lump sum" option where the purchase price is paid at closing, or an installment option where a down payment is made at closing and secured installment payments are paid over time.

Based on our discussion, I am offering a lump sum purchase price of **\$112,500** with the full amount paid at closing.*

Or as an alternative, I am offering an installment payout option with a purchase price of **\$158,760** paid in **180** consecutive monthly payments of **\$1,100** over a **15** year period with a down payment of **\$7,500** paid at closing. Interest is included in the payments at the rate of **3.75%**. ***This provides you with a total payout of \$205,500.***

I appreciate your consideration of this offer and will follow-up with you to answer any questions you may have. In the meantime, please feel free to contact me directly at (248) 417-7771 or jbaker@lyleco.com.

With the recent acquisition of T-Mobile and AT&T tower portfolios, Crown Castle now operates approximately 40,000 towers nationwide, and is a proven leader in the tower industry. Your established relationship with Crown Castle, an S&P 500 company (NYSE: CCI) is important to us, and we look forward to building on the strength of that relationship.

Sincerely,

James Baker
Real Estate Portfolio Manager
The Lyle Company, An Authorized Crown Castle Representative
jbaker@lyleco.com email
(248) 417-7771 PHONE

* The proposed purchase price is based on verification of the rental amounts received on the subject property through lease agreements, amendments, and rental payment stubs. Encumbrances on the property may also affect the purchase price. This proposal is for discussion purposes only. The parties will not be bound in any respect until and unless a Letter Agreement is signed by all parties.



PROPERTY VALUE+

5 REASONS TO FEEL GREAT ABOUT YOUR DECISION

- **Crown Castle Will Be Here**

We're the largest owner and operator of shared wireless communications infrastructure in the U.S. Our customers include the country's major wireless carriers, as well as governments, municipalities, colleges, universities and others.

- **The Price**

We do not "flip" properties for short-term financial gain. Our business model includes holding the easements for the long run. That means we can offer you a better price.

- **Tax Advantages**

If you haven't yet spoken with your tax advisor, please do. Every case is different, but most people can realize savings through a more favorable tax situation.

- **You're Not Alone**

We have completed more than 15,000 similar real estate transactions and have over 30,000 active relationships with landowners, so rest assured we'll be there if and when you need us.

- **Opportunity**

What you do with your payment is up to you, but for many it has meant the freedom to do things they've always wanted to do.